

EXHIBIT 8

SROs AND GROUP HOMES COMPARED

CATEGORY	SRO	GROUP HOME
Description	<p>Single-room (multiple) dwelling units:</p> <ul style="list-style-type: none"> ➤ New construction or reconstruction <ul style="list-style-type: none"> • either sanitary facilities and/or food preparation area in the unit ➤ Acquisition or rehabilitation <ul style="list-style-type: none"> • not required to have sanitary and food preparation areas ➤ May have common facilities ➤ NOT student housing. 	<ul style="list-style-type: none"> ➤ One unit <ul style="list-style-type: none"> • separate bedroom(s) • shared living, kitchen, dining, and/or sanitary facilities ➤ Occupied by two or more single persons or families ➤ NOT student housing.
Maximum Subsidy	<ul style="list-style-type: none"> ➤ Based on zero-bedroom unit subsidy limit times number of HOME-assisted units ➤ Common area costs prorated based on percent of HOME-assisted units 	<ul style="list-style-type: none"> ➤ Based on number of bedrooms <ul style="list-style-type: none"> • <u>includes bedrooms for caretakers</u>
Targeting	<ul style="list-style-type: none"> ➤ All tenants of HOME-assisted units must be low- or very-low-income 	<ul style="list-style-type: none"> ➤ All tenants must be low-income <ul style="list-style-type: none"> • <u>excludes live-in service providers</u>
Rents	<ul style="list-style-type: none"> ➤ No food preparation or sanitary facilities, or only one, in the unit: <ul style="list-style-type: none"> • rent may not exceed 75% of the FMR for a zero-bedroom unit • the “lesser of” rule comparing the FMR to 30% of 65% of AMI does not apply • low HOME rent does not apply ➤ Food and sanitary facilities in the unit: <ul style="list-style-type: none"> • High and Low HOME rents apply • <u>Projects with 5 or more units:</u> <ul style="list-style-type: none"> ▪ 20% of the units should have Low HOME rents <ul style="list-style-type: none"> • Low HOME rents are defined for SROs as not more than 30% of the occupant’s monthly adjusted income, or • not more than 30% of the gross income of a family at 50% of the area median income, adjusted for family size ▪ High HOME rents apply to all other units 	<ul style="list-style-type: none"> ➤ Maximum rent based on appropriate number of bedrooms <ul style="list-style-type: none"> • <u>excludes rooms occupied by live-in service providers</u> ➤ Each household pays proportionate share of rent ➤ No Low HOME rent requirement
Tenancy	Permanent & transitional housing	Permanent & transitional housing

SRO AND GROUP HOME EXAMPLE

- Five-unit SRO located in Helena. Each unit has its own kitchen and sanitary facilities. Assume all units will be occupied by one- and two-person very low-income households. All units will be rented at the low HOME rent. The building does not have an elevator.
- Five bedroom group home located in Helena. Assume each bedroom will be occupied by one very low-income person. The building does not have an elevator.

	5-UNIT SRO	5-BEDROOM GROUP HOME
NUMBER OF UNITS	5	1
MAXIMUM SUBSIDY	\$424,100 (\$84,820 X 5 units)	\$177,670
TOTAL RENT	\$2,190/mo (\$438/units X 5 units)	\$1,079/mo
INCOME LIMITS	1 person household: \$12,950/yr 2 person household: \$14,800/yr	\$12,950/year/person

U.S. DEPARTMENT OF HUD
STATE : [MONTANA](#)

		---- April 2008 HOME PROGRAM RENTS ----					
	EFFICIENCY	1-BDRM	2-BDRM	3-BDRM	4-BDRM	5-BDRM	6-BDRM
LEWIS AND CLARK COUNTY							
LOW HOME RENT LIMIT		438	501	626	801	895	986
HIGH HOME RENT LIMIT		438	501	626	909	938	1079
FOR INFORMATION ONLY:							
FAIR MARKET RENT		438	501	626	909	938	1079
50% RENT LIMIT		540	578	693	801	895	986
65% RENT LIMIT		681	732	881	1009	1105	1201

HUD HOME PROGRAM INCOME LIMITS (APRIL 2008)
STATE: MONTANA

		-----ADJUSTED INCOME LIMITS-----							
	Household Size→	1	2	3	4	5	6	7	8+
LEWIS AND CLARK COUNTY									
30% LIMITS		12950	14800	16650	18500	20000	21450	22950	24400
VERY LOW INCOME		21600	24700	27750	30850	33300	35800	38250	40700
60% LIMITS		25920	29640	33300	37020	39960	42960	45900	48840
LOW INCOME		34550	39500	44400	49350	53300	57250	61200	65150